



Grays Road | | Taunton | TA1 3BA

Asking Price £229,500



**WILSONS**

ESTATE AGENTS

Nestled on the charming Grays Road in Taunton, this delightful terraced house offers a unique blend of character and potential. With its older architecture, the property exudes a sense of history while providing a comfortable living space for families or individuals alike.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge, a formal dining area, or a vibrant playroom for children.

There are three well-proportioned bedrooms, providing ample space for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The single bathroom is conveniently located, ensuring ease of access for all residents.

This property holds significant income potential, having previously served as a house of multiple occupancy and a rental property. This aspect may appeal to investors or those looking to generate additional income through rental opportunities.

Grays Road is situated in a desirable area of Taunton, offering easy access to local amenities, schools, and transport links. This makes it an ideal location for families and professionals alike.

In summary, this terraced house on Grays Road presents a wonderful opportunity for those seeking a home with character and the potential for income generation. With its spacious reception rooms, three bedrooms, and prime location, it is a property not to be missed.

### Lounge

11'0" x 10'9" (3.35m x 3.28m)

A spacious lounge characterised by warm wooden floorboards and a large bay window that fills the room with natural light. The walls are painted a crisp white, complemented by modern vertical radiators, creating a bright and inviting atmosphere ideal for relaxation or entertaining.

### Dining Room

11'6" x 11'5" (3.51m x 3.47m)

The dining room offers a continuation of the attractive wooden flooring and fresh white walls, creating a versatile space perfect for family meals or social gatherings. It is positioned conveniently between the lounge and kitchen, allowing for easy flow and accessibility.

### Kitchen/Breakfast Room

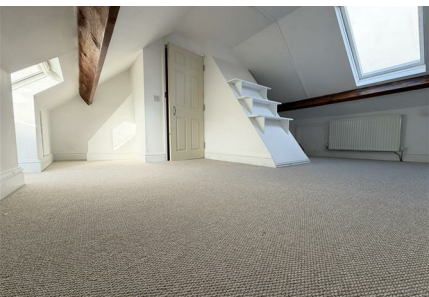
13'10" x 10'10" (4.21m x 3.29m)

A bright kitchen/breakfast room with wood effect flooring and light wood cabinetry that provides ample storage and worktop space. The kitchen includes a built-in gas hob and oven, with a large skylight and glazed doors leading to the garden, flooding the space with natural light and offering pleasant views and access to the outdoors.

### Landing

The landing on the first floor provides access to the bedrooms and bathroom, featuring neutral decor and carpeted floors that add warmth to the space between rooms.





### Bedroom 1

14'4" x 11'5" (4.36m x 3.49m)

A well-proportioned main bedroom with neutral carpeting and white walls. It benefits from built-in storage cupboards and a large window allowing for plenty of natural light, creating a calm and restful environment.

### Bedroom 2

8'9" x 8'0" (2.66m x 2.43m)

A smaller bedroom with neutral carpeting and white walls, featuring a single window and a built-in cupboard. The room has a cosy feel and would be suitable as a guest room, child's bedroom, or study.

### Bedroom 3

15'0" max x 14'2" max (4.58m max x 4.31m max)

A bright and spacious bedroom on the top floor, carpeted throughout with exposed wooden beams adding character. Two skylight windows provide natural light, and the room has a sloped ceiling typical of an attic conversion, making it a versatile and airy space.

### Bathroom

10'10" x 7'6" (3.30m x 2.28m)

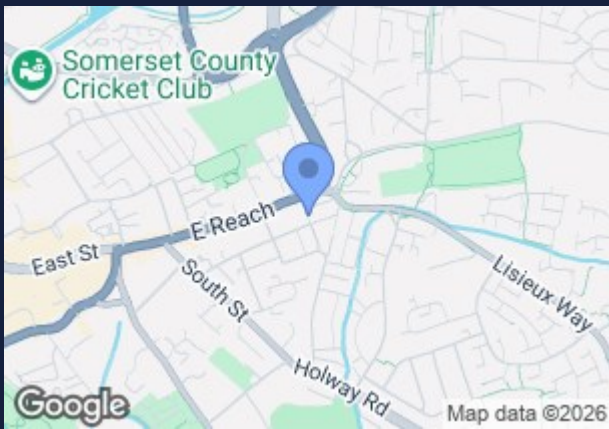
A generously sized bathroom with light flooring and white walls, fitted with a bath, separate shower cubicle, toilet, and a washbasin. The room is well lit by a frosted window, providing privacy while allowing natural light to fill the space.

### Rear Garden

A rear garden featuring a mix of decking and paved areas, partially covered by a clear roofed pergola. The enclosed garden is private and ideal for outdoor dining or relaxing, sheltered from the elements while still enjoying the open air.

### Disclaimer

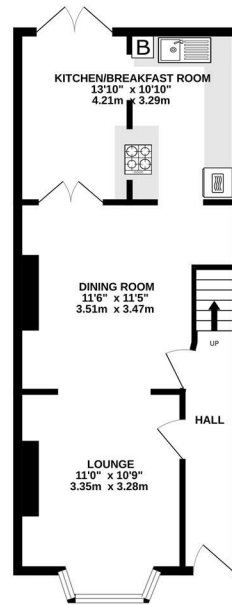
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

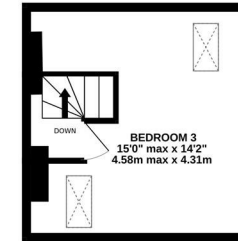
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- 3 bedrooms
- 1 modern bathroom
- 2 spacious reception rooms
- Charming older terraced house
- Well-presented interior
- Lovely courtyard garden
- Double glazing throughout
- Close to town centre
- Income potential property
- Viewing recommended

Council Tax Band B EPC Rating D



SCAN ME